



Document 2021 373

Book 2021 Page 373 Type 06 033 Pages 3

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

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3

Taxpayer Information: (Name and complete address)

Hugo Guaman and Mariana Espinoza, 2707 67th Street, Des Moines, IA 50322

E.A. **Return Document To:** (Name and complete address)

Hugo Guaman and Mariana Espinoza, 2707 67th Street, Des Moines, IA 50322

Grantors:

Stephen P. Nehring

Grantees:

Hugo Guaman

Mariana Espinoza

Legal description: See Page 2

Document or instrument number of previously recorded documents:

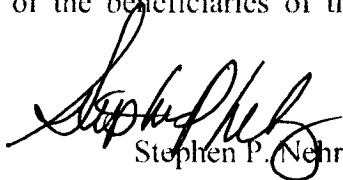
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See description attached.

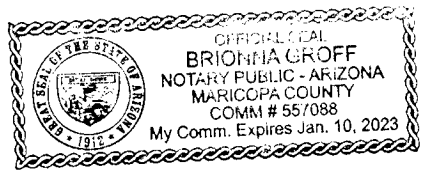
STATE OF _____, COUNTY OF _____, ss:

I, Stephen P. Nehring, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- I am the trustee under the Nehring 2016 Revocable Trust Trust dated November 7, 2016, to which the above-described real estate was conveyed to the trustee by Warranty Deed pursuant to an instrument recorded on October 6, 2020, in the office of the Madison County Recorder in Book 2020 Page 3805 (insert recording data).
- I am the presently existing trustee under the Trust and I am authorized to conveyance of real estate without any limitation or qualification whatsoever.
- The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
- The grantor of the trust is / ~~is not~~ alive.
- ~~Form 706, United States Estate Tax return, is~~ *required to be filed as a result of the death of the Grantor.
- ~~An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.~~
- The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Stephen P. Nehring, Affiant

Signed and sworn to (or affirmed) before me on 11/19/2021, by Stephen P. Nehring




Signature of Notary Public

The West Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT**, a tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12), more particularly described as follows, to-wit: Commencing at a point 1,930.18 West and 44.97 feet South of the East Quarter (1/4) corner of said Section Twelve (12), which point is on the South right-of-way line of Iowa Highway No. 400; thence South 234.30 feet, thence North 87°53' West 758 feet to the West line of the Southeast Quarter (1/4) of said Section Twelve (12), thence North 7°06' East 203.70 feet to Iowa Highway No. 400 right-of-way, thence North 83°16' East 172.63 feet, thence North 89°51' East 82.58 feet, thence South 81°41' East 49.24 feet, thence Easterly 403.23 feet along a 12431.8 feet radius curve concave Southerly with a 403.17 feet chord bearing South 88°49' East, thence South 87°53' East 23.50 feet to the point of beginning, containing 3.8702 acres; **AND EXCEPT** all that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12) conveyed for road purposes.

